

173159

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 140706.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: QUARTERPATH WILLIAMSBURG, LLC

BY: [Signature] DATE 5/11/17
[Signature] PRINTED NAME
[Signature] TITLE

CERTIFICATE OF NOTARIZATION:

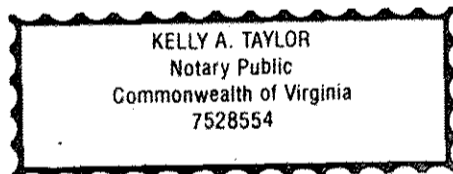
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Kelly A. Taylor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 11th DAY OF May, 2017.

MY COMMISSION EXPIRES November 30, 2020

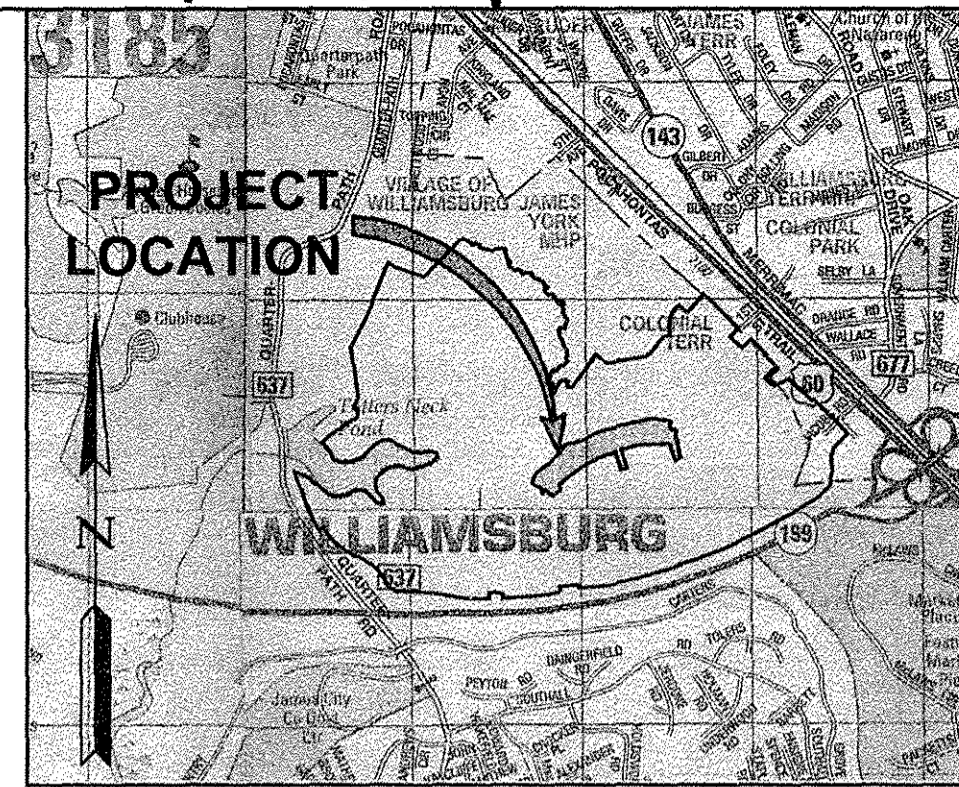
NOTARY REGISTRATION NUMBER: 7528554

NOTARY: [Signature]



GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51095C0143D, PANEL 143 OF 237, FOR COMMUNITY NUMBER 510294, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 590-03-2A-B (FORMER TAX PARCEL NUMBER 589-02-00-001). THE PROPERTY ADDRESS IS 1451 QUARTERPATH ROAD, WILLIAMSBURG.
4. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVIDUTES, AND COVENANTS OF RECORD.
7. SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND PARTIALLY INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. PROPOSED DRAINAGE AND UTILITY EASEMENTS (UNLESS THEY ARE NOTED AS PRIVATE) ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED PRIVATE EASEMENTS ARE HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.



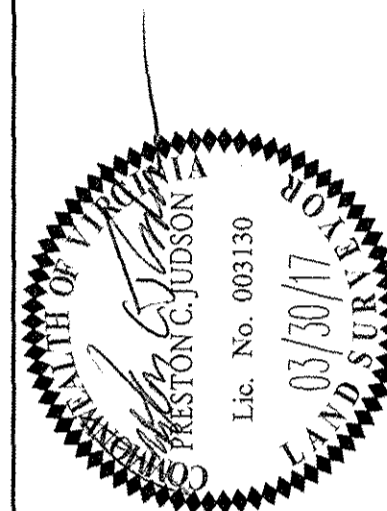
VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

[Signature] DATE 3/30/17
PRESTON C. JUDSON, L.S. #003130

Table with columns for Date, Rev., Description, and JFS/Revised By.



AREA TABULATION

Table with 2 columns: Description and Area (AC±). Rows include Old Residual Area Parcel B (95.672 AC±), Public Right of Way (58,507 S.F.± OR 1.343 AC±), Private Alleys (14,565 S.F.± OR 0.334 AC±), Lot Area (94,615 S.F.± OR 2.172 AC±), and New Residual Area Parcel B (91.823 AC±).

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] DATE 7-13-17
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

NOTE: THIS PLAT REFERS TO LOTS 33-76, 122 AND 123

3 Large Small Plat(s) Recorded
herewith as # 173159

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF JULY, 2017.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:23 AM (PM)

INSTRUMENT # 173159
TESTE: [Signature] MONA A. FOLEY, CLERK

Advertisement for A&S Consulting Engineers, Inc. with contact information and logo.

Advertisement for Village Green North Townhomes at Quarterpath Phase 2B, being the property of Quarterpath Williamsburg, LLC.

Project information table including Project Name, Number, Scale, Date, and Sheet Number (1 OF 3).